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AN ORDINANCE

98506

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES
THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF
SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND
REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2003180 C

The rezoning and reclassification of property from "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District and "C-3R" General Commercial District, Restrictive Alcoholic Sales to "R-6" C Residential Single-Family District with conditional use to allow for multi-family dwelling of 25 units per acre on the property listed as follows:

12.493 acres out of NCB 8416

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. The City Council approves this Special Use Permit so long as the following: 1. The front set back along Fredericksburg Road shall be no more than 20 feet so that the highest density and non-residential uses on the property are closest to Fredericksburg Road and farthest from the established single-family neighborhood. 2. Parking lot, walkway and exterior building illumination shall be directed on-site as not to offend the established single-family neighborhood. 3. Garbage refuse and recycling areas shall be fully screened from public view.

PASSED AND APPROVED THIS 4th DAY OF December 2003

ATTEST: Mary Lou Rodriguez
for City Clerk

MAYOR: Edward D. Garza

EDWARD D. GARZA

APPROVED AS TO FORM: [Signature]

CITY ATTORNEY